



**607 Montgomery Close SE
High River, Alberta**

MLS # A2302653



\$618,000

Division:	Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,820 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Montrose – one of High River’s most sought-after communities with its park-like setting, walking trails, ponds, and timeless architecture. This gorgeous fully developed 2-storey home is move-in ready and perfectly located on a quiet street close to schools, parks, and shops. Inside you’ll love the bright open-concept layout with 9 ft ceilings, a cozy fireplace, and a wall of windows filling the home with natural light. The kitchen features a walk-through pantry, large eating island, and sunny dining area, while upstairs offers 3 spacious bedrooms including a primary suite with ensuite plus another full bath. The main floor includes a handy 2-piece bath and the newer basement development adds a family room, office/den, bedroom, full bath, and stunning bamboo hardwood floors. This home also has air conditioning, luxury vinyl plank flooring, and fantastic outdoor living with a 28’ x 9’ deck, gas BBQ hookup, and your very own hot tub. The garage is 18’3” x 19’4” and the curb appeal speaks for itself. Montrose offers a wonderful lifestyle with Shepard Family Park, the canal pathways, ponds, an off-leash dog park, and endless paved trails all right outside your door. This home has been well cared for and is ready for its next family to enjoy.